

MINUTES  
TOWN OF GROTON  
ZONING COMMISSION  
DECEMBER 3, 2014 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Bancroft, Sayer  
Alternate members present: Smith  
Absent: Hudecek, Middleton  
Staff present: Reiner, Glemboski, Galetta

Chairperson Sutherland called the meeting to order at 7:00 p.m. and sat Smith for Hudecek.

II. APPROVAL OF THE MINUTES OF Meeting of November 5, 2014

MOTION: To approve the minutes of meeting of November 5, 2014, as amended.

Motion made by Sayer, seconded by Bancroft 5 in favor, 0 against, 1 abstention (Marquardt). Motion passed.

III. PUBLIC COMMUNICATIONS – None

IV. OLD BUSINESS

1. Discussion of Land Use and Zoning Regulation Review and Update

Staff noted that the POCD is moving forward and the Planning Commission is continuing to work on the document. It probably will not be finished for approximately a year due to notification requirements and the public hearing process. There may be a solid draft copy in about 6 months. In the meantime, there are some items that the Zoning Commission can be working on that are not very complicated and may be quick fixes to some Zoning Regulation items.

Staff distributed a draft list of items and the regulations that apply to them that they feel the Zoning Commission may want to consider revising. Staff and the Commission discussed the following:

- Flood regulations (Section 6.6) – The State amended the CT State Building Code and adopted a residential building code for properties in a flood plain, which requires construction to be 1' higher than base flood elevation in Coastal AE and VE Zones. Staff suggested a minor modification to at least make the Zoning Regulations match the State code. Additionally, the Commission should consider if they want to do this across the board for all flood zones.

With regard to what the next step will be, staff noted step one is the discussion and step two is to provide information, see what other towns are doing and perhaps even have Kevin Quinn come in to speak to the Commission on building code issues.

- Erosion and Sediment (E&S) Control Plan (Section 6.11.2) – Staff noted this was a follow up to a request by the Commission for clarification of a statement in this section. Proposed language was discussed.
- Open Space Subdivision (Section 6.4) – Staff explained that Open Space Regulations allow developers to reduce lot size in subdivisions; however, lot coverage was not dealt with in this section. Lot coverage currently reverts back to the underlying zone. Since there is less lot coverage allowed in the underlying zone, developers have been building two-story homes on these open space lots. A developer has talked to staff about this and noted that many buyers are looking for single-story homes to “age-in-place”. The recommendation is 25% lot coverage in Open Space Subdivisions.
- Waterfront Design District WDD (Section 6.3) and Nautilus Memorial Design District NMDD (Section 6.10) – Staff suggested it may be time for the Zoning Commission to look at the design districts to address what requires a Special Permit. Currently the regulations are very broad. There may be different sets of requirements for each district and the Commission may want to give staff the autonomy to do more at the staff review level. The Commission discussed the design districts and what issues they may want to pursue.

Mariellen French, of Little Gull Lane, requested permission to address the Commission with an observation about the Navy Base and noted the recent incident at the entrance to the Base.

Staff suggested that the five items discussed could be grouped together for one public hearing. The next step is for staff to provide additional information and language on amendments the Commission wants to pursue. Additionally, Kevin Quinn will be consulted for flood regulation input. The items will not move to the public hearing stage until the Commission is comfortable with the information and language they have reviewed.

The Zoning Commission requested keeping the 5 items that were discussed on the agenda as Old Business items.

## V. NEW BUSINESS

### 1. Report of Commission

Commissioner Sayer reported on her recent visit to affordable housing developments in the area. She noted that she did not think that all affordable housing needs are being met by what is currently available.

### 2. Receipt of New Applications

- a. ZCH 14-02, Zoning Map Change, 90 Welles Road, Request change from RU-80 to CB-15 (Matt McCormack, Applicant)

A public hearing date was set for February 4, 2015.

VI. REPORT OF CHAIRPERSON – None

VII. REPORT OF STAFF

Staff distributed public hearing procedures that were compiled for Zoning Commission meetings. They are basically for the public who attend so they know what is going on and how the meeting is conducted. Staff suggested that they could be handed out, put on the website, sent to abutters by applicants as part of the noticing requirements, or read at the start of each hearing. Additionally, staff is working on development of a processing guide to make things easier. The Commission will review these public hearing procedures for any necessary changes.

VIII. ADJOURNMENT

Motion to adjourn at 8:18 p.m. made by Smith, seconded by Sayer, so voted unanimously.

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Susan Marquardt, Secretary  
Zoning Commission

Prepared by Lynda Galetta  
Office Assistant II